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12/19/91

Doc. #3437
ADOPTED 12/19/91

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
FINAL DESIGNATION OF REDEVELOPER OF DISPOSITION PARCELS 54D, 55 AND 55A IN THE SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with the Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion, or national original; and

WHEREAS, E. I. du Pont De Nemours & Co. Inc. has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels 54D, 55 and 55A in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That E. I. du Pont De Nemours & Co. Inc. and hereby is finally designated as Redeveloper of Parcels 54D, 55 and 55A in the South End Urban Renewal Area.

2. That it is hereby determined that E. I. du Pont De Nemours & Co. Inc. possesses the qualifications and financial resources necessary to acquire and develop land in accordance with the Urban Renewal Plan and the Project Area.

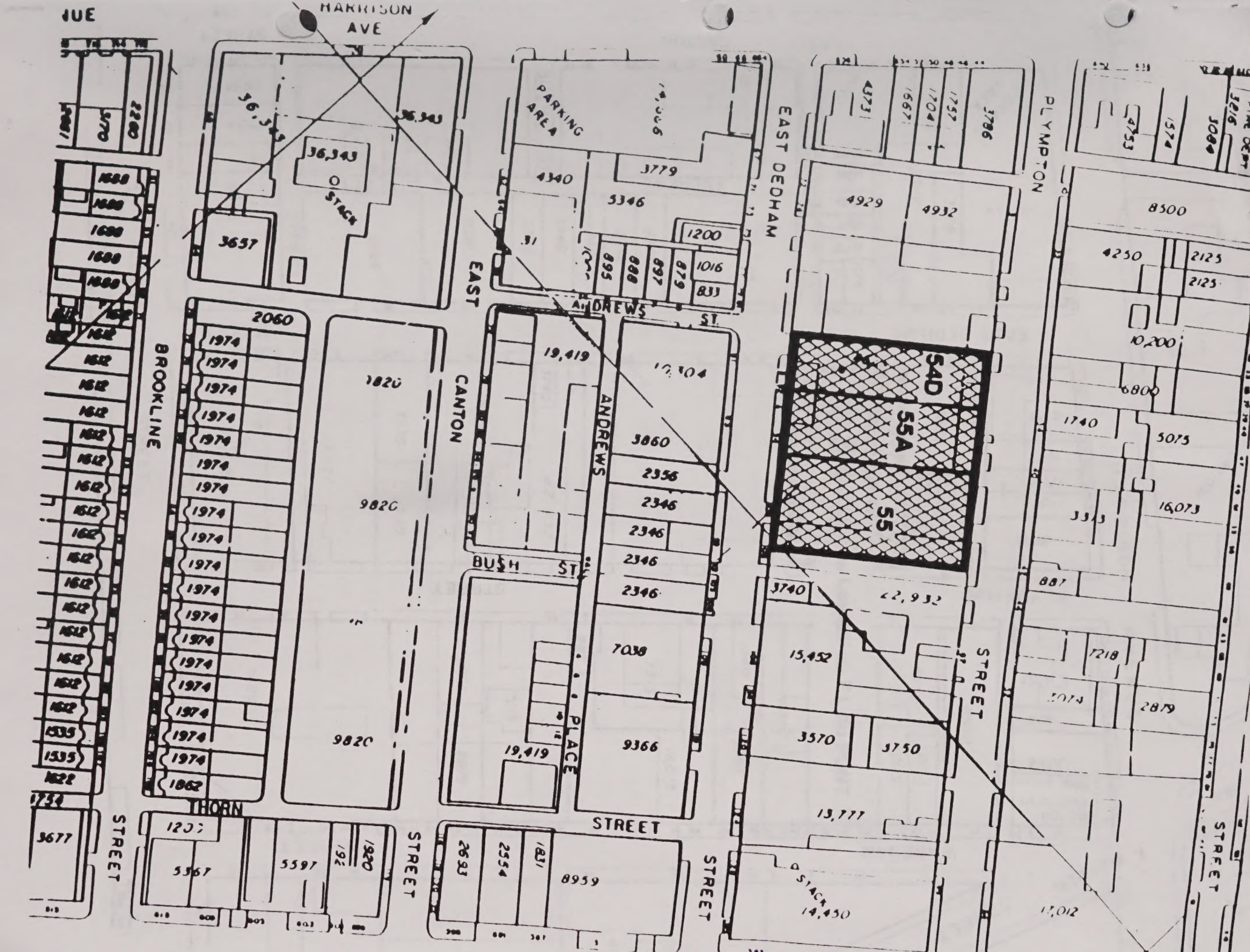
3. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Plans submitted by E. I. du Pont De Nemours & Co., Inc. conform in all respects to the Urban Renewal Plan for the Project Area and that said Final Plans be, and hereby are, approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to the environment and further, that all practicable feasible means and measures have been taken to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Authority, to execute and deliver a Land Disposition Agreement and Deed conveying Parcels 54D, 55 and 55A to E. I. du Pont De Nemours & Co., Inc., said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure: (Federal Form H-6004).


HARRISON AVE
PARKING AREA
EAST DEDHAM
PLYMPTON
ANDREWS ST
BUSH ST
ANDREWS PLACE
CANTON STREET
BROOKLINE
THORN STREET
54D
55A
55
36,343
STACK
2060
9820
9366
7038
8959
3860
2356
2346
19,419
22,932
15,452
13,777
14,450
8500
4250
2125
10,200
6800
1740
5075
16,073
3313
887
7218
2879
3570
3750
3740
4929
4932
3657
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5567
5597
1200
1016
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3779
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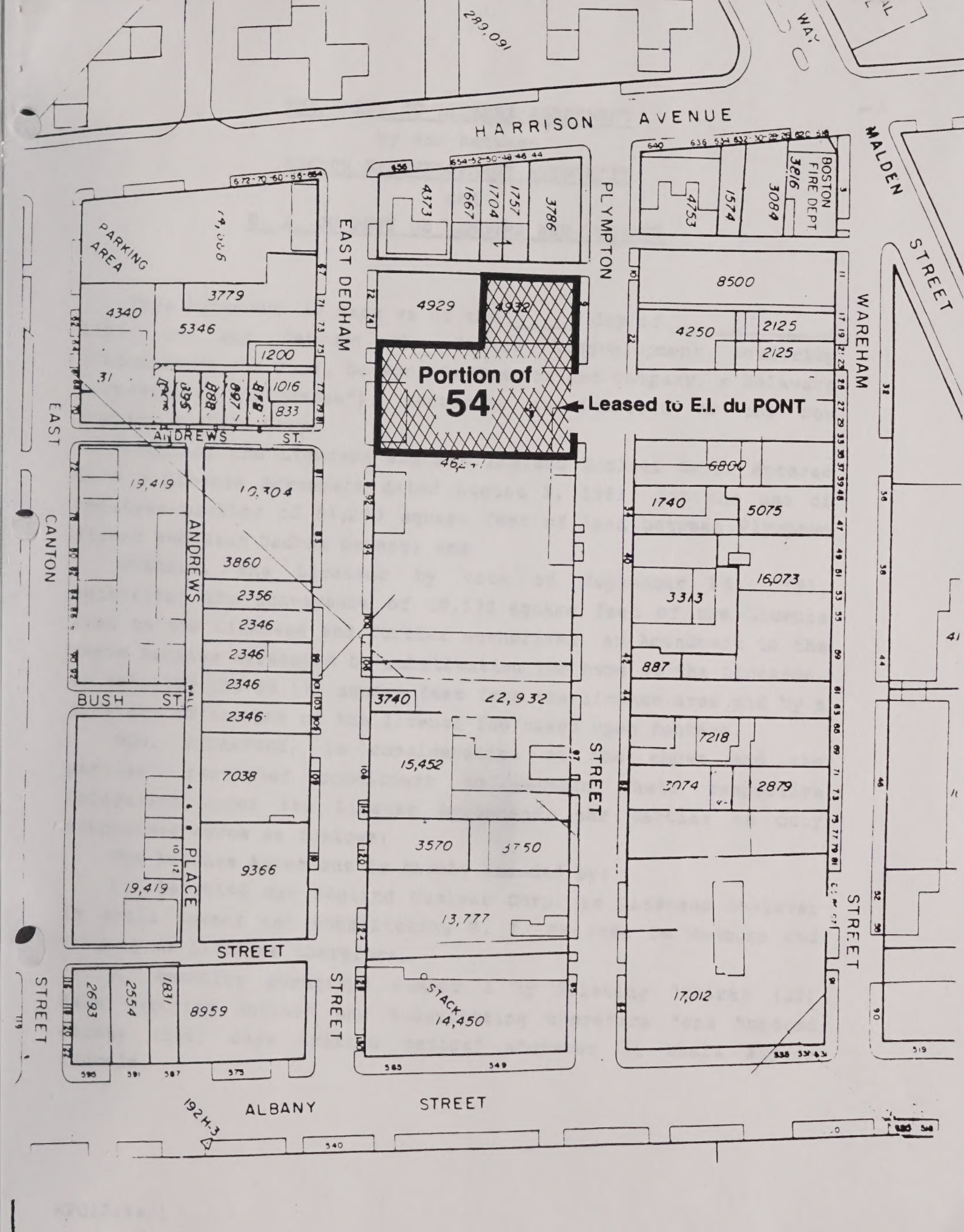
HARRISON AVENUE
MALDEN STREET
WAREHAM STREET
PLYMPTON STREET
EAST DEDHAM STREET
EAST CANTON STREET
ANDREWS ST.
BUSH ST.
ANDREWS PLACE
STREET
ALBANY STREET
PARKING AREA
BOSTON FIRE DEPT
Portion of 54
Leased to E.I. du PONT
STACK
19,419
10,304
3860
2356
2346
2346
2346
2346
7038
9366
19,419
2693
2554
1831
8959
4373
1667
1704
1757
3786
4929
4932
3779
4340
5346
1200
1016
833
4753
1574
3084
3816
8500
4250
2125
2125
6800
1740
5075
16,073
3313
887
7218
3074
2879
17,012
3740
22,932
15,452
3570
3750
13,777
14,450
192 H.3

AMENDMENT TO LICENSE AGREEMENT

by and between

BOSTON REDEVELOPMENT AUTHORITY

and

E. I. DU PONT DE NEMOURS AND COMPANY

This Agreement is made as of the _____ day of _____, 1991, by and between the Boston Redevelopment Authority ("Licensor") and E. I. Du Pont De Nemours and Company, a Delaware corporation ("Licensee"), successor in interest to the New England Nuclear Corp.

WHEREAS, the Licensor and New England Nuclear Corp. entered into a License Agreement dated August 3, 1981, for the use of employee parking of 51,293 square feet of land between Plympton Street and East Dedham Street; and

WHEREAS, the Licensor by vote of September 26, 1991, authorized the conveyance of 30,176 square feet of the License area to the Licensee and further authorized an Amendment to the above License Agreement by substituting the name of the Licensee, by deleting the 30,176 square feet from the license area and by a pro-rata adjustment of the license fee based upon footage.

NOW, THEREFORE, in consideration of the above and the parties' continued commitment to perform their respective obligation under the License Agreement, the parties as duly authorized agree as follows:

The License Agreement is hereby amended by:

1. Deleting New England Nuclear Corp. as Licensee wherever it shall appear and substituting E. I. Du Pont De Nemours and Company as Licensee therefore.

2. Amending paragraph number 3 by deleting "thirty (30) days' written notice" and substituting therefore "one hundred eighty (180) days written notice" wherever it shall appear therein.

3. Amending paragraph 4 so that the License fee shall be reduced from Two Thousand ($2,000) Dollars per month to Eight Hundred ($800) Dollars per month.

4. Deleting "Exhibit A" and substituting therefor a new "Exhibit A-1," a map showing the License area as 21,117 square feet.

Except as herein expressly modified or amended, the License Agreement shall remain unchanged and in full force and effect with the Licensee assuming all of the obligations thereunder.

IN WITNESS WHEREOF the parties hereto have placed their hands and seals below as of the date first above written.

WITNESS:

BOSTON REDEVELOPMENT AUTHORITY

_____ By _____

E. I. DU PONT DE NEMOURS
AND COMPANY

_____ By _____

Approved a to form:

_____
Robert F. McNeil
Chief General Counsel

RFC12/9e